



FOR SALE

DETACHED

MLS# W13762772

82 Parkway Avenue, Toronto, ON M6R 1T5

Roncesvalles, Toronto · M6R 1T5

C\$ 2,600,000

6	4	1,750	1	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Truly turn-key & fully-leased legal triplex Roncesvalles! Full interior reconstruction completed under permit completed in 2018. Permits, plans, and progress photos for project available. Currently with the the current property management that was also responsible for both the project and stabilization of the property. || Buy with confidence that this property and its tenants will be the among the most trouble-free investment property opportunities. Very low operating costs with electricity, gas, and water heater rentals paid by tenants. || Thoughtfully designed to make the best of the existing structure with a 2-level 3-bedroom 2.5-bathroom upper 'primary' suite with east-facing balcony, then a 2-bedroom 1-bathroom suite on the main floor with private enclosed rear yard. and finally a 1-bedro om 1-bathroom suite with private enclosed patio. || Laneway suite potential on portion of land existing garage occupies || Features and Finishes include: engineered wood flooring on above grade levels and carpet in the basement, pot lights throughout, stainless steel kitchen appliances, stone countertops and tile backsplashes in all suites, as of 2018 all new windows, electrical, plumbing, HVAC systems (each suite has separate HVAC systems). || Appliances: 3x electric stoves, 3x fridges, 3x dishwasher, 3x range hood fans, 2x range microwaves, 3x washers, 3x dryers. || Mechanicals: 2x gas forced air furnaces for main and upper, 1x heat pump for basement, 3x rental hot water tanks.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	West
AGE	100+ years
AREA RANGE	1500-2000 sqft
PARKING	1 spaces
ANNUAL TAX	\$9,728
POSTAL CODE	M6R 1T5
NEIGHBOURHOOD	Roncesvalles

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	5.31 x 3.94	Broadloom, Bay Window, Fireplace
Bedroom	Second	5.36 x 3.20	Broadloom, Bay Window, B/I Closet
Dining Room	Main	4.29 x 3.23	Broadloom, Large Window, Overlooks Backyard
Kitchen	Main	4.67 x 2.82	Linoleum, W/O To Yard, Window
Bedroom	Second	4.14 x 3.28	Broadloom, B/I Closet, Overlooks Backyard
Kitchen	Second	3.94 x 2.74	Linoleum, Window, Overlooks Backyard
Bedroom	Third	4.04 x 3.71	Broadloom, B/I Closet, Overlooks Frontyard
Kitchen	Third	3.71 x 3.23	Linoleum, Window, Overlooks Backyard
Recreation	Basement	4.60 x 2.67	Broadloom, B/I Closet, Window
Kitchen	Basement	2.18 x 2.67	Linoleum

GALLERY





LISTING AGENT

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.